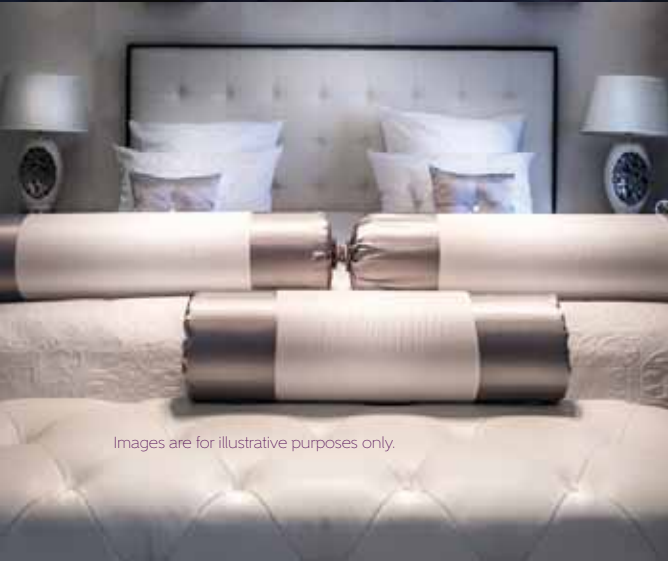


# KENSINGTON VALE

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HOWDEN

 **Ashberry**  
Homes



Images are for illustrative purposes only.



## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







## The best of modern living in a charming Georgian town.



Welcome to Kensington Vale, a new collection of 2, 3, 4 and 5 bedroom homes situated in the market town of Howden. With a variety of homes available, this development is sure to appeal to a range of buyers, including families looking for well-regarded schools and professionals commuting to Leeds, Hull, York or Doncaster. It also provides an excellent option for those looking to join the property ladder, due to the modern specification and elements of low maintenance.

Residents will be ideally placed to take advantage of Howden's amenities, with its cobbled streets home to a medical centre, veterinary practice, post office, supermarket and a butcher's. All are just under two miles from home. A further range of larger supermarkets can be found in Goole just a 15-minute drive away.

York, a city rich in history, is accessible in around 30 mins and offers a choice of world class museums to explore and a thriving cultural scene, with a choice of independent shops and eateries to enjoy.

More shopping opportunities are available just a 35-minute drive away in the cultural city of Hull. Its three shopping centres all offer a choice of high street names, whilst inside the charming Hepworth Arcade is an array of boutiques and quirky shops. Howden's impressive dining scene isn't to be missed either, with its delightful mix of traditional pubs, vibrant restaurants and cosy cafés. For something a little more adventurous, Hull is home to a range of vibrant cuisines including Italian, Vietnamese, Indian, Spanish, Greek and Thai.

Accommodating infant right up to higher education, there's a range of well-regarded schools just on the doorstep, with Howden Infant School, Howden Junior School and Howden School all within walking distance.

Commuters will appreciate the excellent local road links, with Hull reachable in 35 minutes and Leeds in under 50 minutes via the M62, whilst York is around 30 minutes away via the A63 and A19. Howden Station is conveniently positioned just under two miles away providing services to Hull and York as well as London Kings Cross.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to illustrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. All images in this brochure are for illustrative purposes only.

**Love your home,**  
not somebody else's.





## PERSONAL TOUCH

### It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

#### KITCHENS:

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

#### FLOORING:

- Choose from carpets, vinyl or laminate

#### TILING:

- Full and half height tiling
- Comprehensive upgrade options

#### PLUMBING:

- Heated towel rail

#### SECURITY:

- Intruder alarms
- Security lights

#### ELECTRICAL:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

#### MISCELLANEOUS:

- Turf
- Wardrobes





Computer generated image.





## KENSINGTON VALE, HOWDEN

Welcome to Kensington Vale, a new collection of 2, 3, 4 and 5 bedroom homes situated in the market town of Howden.

With a variety of homes available, this development is sure to appeal to a range of buyers, including families looking for well-regarded schools and professionals commuting to Hull, York or Doncaster.



Space for everyone in  
a house that deserves  
**to be called home.**



# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Help to Buy is subject to eligibility. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development.



We look forward to meeting you...



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